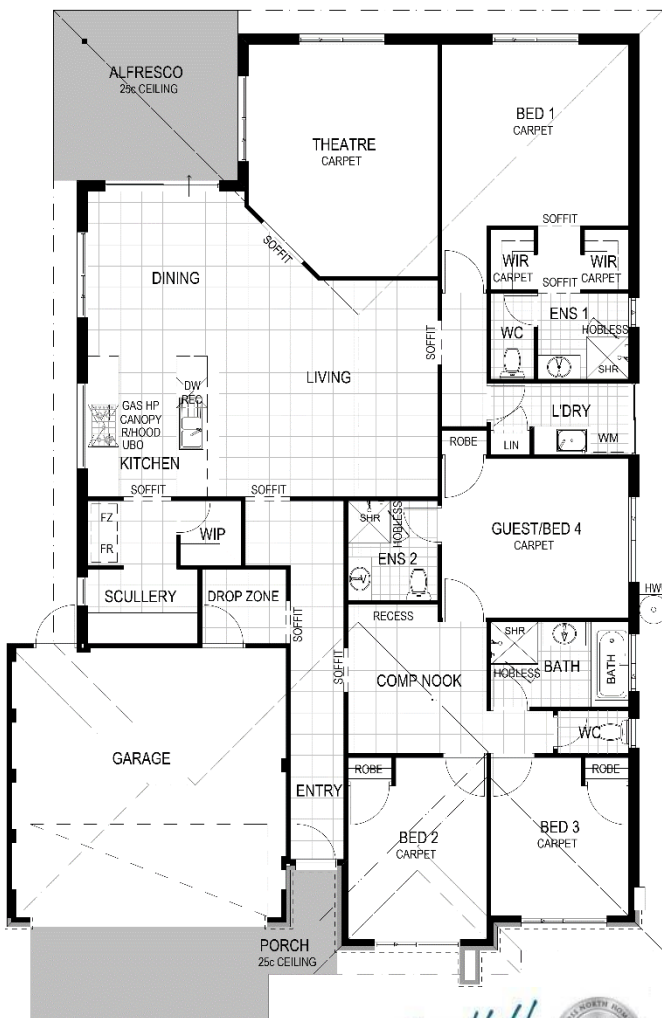




MR. ENTHUSIAST



\$470,000*

Lot Size 480m²

Frontage 15m



THE EATON

LOT 841 PITTSBURG AVE
WELLARD

- ⇒ 600x600mm floor tiles to living area, carpets and underlay to all bedrooms
- ⇒ Ducted reverse cycle air-conditioning
- ⇒ Blinds throughout included
- ⇒ Matt black tapware options as standard
- ⇒ Side and rear fencing
- ⇒ Front landscaping
- ⇒ Stone bench tops included
- ⇒ 900mm kitchen appliances
- ⇒ Eco friendly 6 star energy efficient home



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The advertised price is general information only, and may be subject to change without prior notice and based on land availability. Images are for illustrative purposes. Non-first home buyers may be subject to different circumstances. The total package price is reduced by the \$10,000 First Home Owners Grant (eligibility criteria apply). The advertised package price may have been reduced by a developer rebate if applicable, provided this reduces the actual package price. The builder is not the owner of the land. The land featured in this package is advertised by agreement between the builder and Florida Beach. The land is not purchased from the builder but from Florida Beach or an authorized agent. The land price component does not include transfer duty, settlement costs and any other fees or disbursements associated with the settlement of the land. Land and building will form separate contracts. Whilst this offer was relevant at the time of insertion of this advertisement, the builder is not able to guarantee its availability at the time of enquiry, however all attempts will be made to keep information current. Builders prices include a provisional sum for siteworks, which is indicative of the suburb in which the home is being proposed. This will only be fixed after receiving proper contour surveys and engineering details. Landscaping is for illustrative purposes only and doesn't form part of the contract. The elevation and internal images showcased are for illustrative purposes only may not be Design Guidelines compliant. If known by the builder a set price has been determined for Bushfire Attack Levy (BAL), coastal requirements, noise attenuation requirements and/or covenants and guidelines, this will be included in the total price. Finishing's and fittings shown in the pictures are not necessarily included in the advertised price.